

# Centerville Commerce Quarterly

Summer 2014

A Publication of the City of Centerville, Ohio



## City of Centerville Economic Development Department

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## Summer Construction Season Booming

With summer in full bloom, Centerville is witnessing a flurry of development activity revitalizing and growing its local economic base. Still other projects are scheduled to get underway later this year. A diverse array of infill, redevelopment, and greenfield projects make up this year's mix of developments that show Centerville continues to be a prime location for business activity in the Miami Valley.

The Wilmington Pike/I-675 corridor will be witnessing a major transformation in the coming years. The commencement of the Cornerstone of Centerville development will soon bring the first Costco store to the Dayton region. Costco, as a regional retail draw, will

undoubtedly bring with it a rapid build-out of the first phase of the development with numerous restaurant, business services, and retailers accompanying its opening in the near future. In conjunction with first phase construction, both Feedwire Road and Wilmington Pike will be improved to accommodate increased traffic volumes for the years to come. Work is underway on Feedwire Road, which calls for the widening of the roadway and the addition of other enhancements. Work on Feedwire is expected to be completed this fall.

As for Wilmington Pike, improvements will be made from north of the I-675 interchange, north

past the Feedwire Road intersection, ending about halfway between Feedwire and Brown Roads. This phase of construction will be completed in mid-2015.

Other parts of Centerville are also seeing development activity this year. A new section of Yankee Trace is slated to commence construction this fall bringing another 27 homes to this planned development. The Grove at Yankee Trace, located between Yankee Trace Drive and Paragon Road, north of Vintage Green Way, is expected to be fully developed in the next couple of years. To the south of this new development, the City is seeing the completion of the final phases of the Highlands at Yankee (cont'd on page 3)

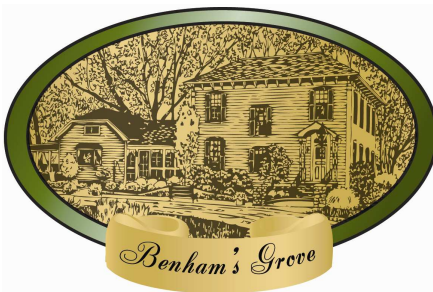
## Americana Brings National Spotlight to Centerville

This year's installment of the July 4th Americana Parade and Festival garnered the usual assortment of street vendors, children jockeying for candy along the parade route, and attendees from across the Miami Valley. Already a popular regional event, Americana attracted na-

tional media attention that spotlighted not only the holiday festival, but the wonderful community that hosts it. FoxNews broadcasted live throughout the morning of July 4th covering the pre-parade 5k race, interviewing patrons and vendors, and highlighting

many of Centerville's assets that make it such a wonderful place in which to live and work.





## THINK OUTSIDE THE OFFICE

166 N. Main Street

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[www.benhamsgrove.com](http://www.benhamsgrove.com)

DAY AND EVENING

WEEKDAY BUSINESS RATES



### BusinessFirst! Spotlight — Biz Cap Program Offers Business Financing Options

As the regional economy continues to rebound, businesses small and large are seeking affordable ways to finance the purchase of equipment, acquisition of real estate, and facility improvements. The BizCap Program that is managed by CountyCorp, a regional resource partner, may provide financing solutions for interested businesses. To the right are current financing rates and terms offered through BizCap. Interested businesses should contact County Corp at 937-225-6328 or visit [countycorp.com](http://countycorp.com).

Loan Type	Term	Rate
SBA 504 (M&E or real estate)	10 years	4.51%
SBA 504 (real estate only)	20 years	4.96%
Ohio Regional 166	Up to 15 years	2.75% fixed
CDBG	Up to 15 years	3.00% fixed
Child Day Care	Up to 5 years	3.00% fixed



### BusinessFirst!: Schedule A Visit Today

The City of Centerville is a proud member of the BusinessFirst! program which offers city businesses convenient and effective access to the resources they need to succeed. The BusinessFirst! program uses a customer-focused approach to link businesses with resources that help them stay and grow in the community. The BusinessFirst! team is a coordinated group of nearly 100 economic development, community

development, workforce development and government professionals who are ready to assist firms in meeting their corporate objectives.

Numerous Centerville businesses have benefitted through participation in BusinessFirst!. The program gives businesses a single point of contact for a wide range of assistance.

Services include business financing, workforce training programs, tax

credit assistance, and much more. The City of Centerville is committed to serving its business community and linking it with the resources it needs to grow.

If you are interested in scheduling a BusinessFirst! visit or would like to learn more about the program, please contact Nathan Cahall, at [ncahall@centervilleohio.gov](mailto:ncahall@centervilleohio.gov).

## Centerville Welcomes New Businesses

Below is a listing of new businesses based on recent City permit information for the first quarter of 2014. The City of Centerville proudly welcomes these new companies to our community.

***Boosalis Bakery***

175 E. Alex-Bell Rd., Suite 280

***Dayton International School***

235 W. Franklin St.

***Centerville Desmo and Powersports***

96-C Westpark Rd.

***Boricua Fitness***

122 Westpark Rd.

***Nova Creative***

168 W. Franklin St.

***Genardi Psychotherapy***

4-B W. Franklin St.

***Soroca Imports***

86 Compark Rd.



## Construction Update

(cont'd from page 1) Trace on the horizon. Also on the development radar screen, the Randall Residence project is expected to witness some initial activity yet this year. This new community, at Sheehan, Social Row and Paragon Roads calls for the southern part of the 65-acre site to feature a 170,000 sq. ft. primary facility for residential, assisted living, independent living and memory center operations, along with more than 20, four-unit patio homes. The northern half of the site is planned for single-family residential homes, some with golf course views, that will manifest themselves as yet another extension of the Yankee Trace development area.

Aside from numerous larger scale development, the City continues to see business investment in the already developed areas of our community. New and existing businesses are moving into the historic downtown district and making improvements to their existing facilities throughout Centerville. With the assistance of the City's Community Reinvestment Area program and other resources offered through the *BusinessFirst!* program, business owners and commercial property owners are finding that it makes wise business sense to invest their dollars in-place here in Centerville. The City's seal seems to sum up what our community is witnessing this year. We have both **progress** seen by the development of new projects along with the **stability** that reinvesting in the community also brings.

(The Americana Festival welcomed 100,000 people to Centerville)



(Gov. Kasich walking in the parade)







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## **ATTENTION CENTERVILLE BUSINESSES...**

The Golf Club at Yankee Trace is right here in your backyard! ***We are open to the public***, and are the perfect location for you to entertain clients or host a staff meeting! Our view has been known to inspire great business adventures!

Why get caught up in traffic or loud restaurants? Our restaurant is open for lunch Monday-Saturday, 11am-2pm. Offering free wi-fi and a delicious menu, it's the perfect setting for business meetings. Impress your clients, treat your staff, and enjoy South Dayton's finest dining view of our 306 acre greenspace!

We have banquet space to seat 5-250 people. We can host your training seminar, staff retreat, employee party, client meeting—you name it!

Thinking about hosting a business outing? We can help you arrange a fun afternoon with a private golf clinic, a delicious meal, and much more! We entertain any budget—call us today and we'll help you look smart!

**The Golf Club at Yankee Trace**  
**10000 Yankee Street**  
**www.YankeeTrace.org**  
**438-GOLF**

***Open to the Public!***

